

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Questions & Answers and Outstanding Items

BROWN ACT

Date	Question	Answer
8/17	How can the two task forces interact (the original EVP and the EEHVS Task Force)?	Such interaction, other than in a public session, would be in conflict with the Brown Act since a lot of members overlap between the two bodies.
8/17	How can members of the EEHVS Task Force interact with the District 8 Roundtable and the old EVP Task Force?	At publicly noticed meetings in conformance with the Brown Act.
8/17	Would web-based discussions among Task Force members be “public” for purposes of the Brown Act?	No.
8/17	Can a developer interested in Evergreen♦East Hills development and a member of the EEHVS Task Force be involved with presentations to another board in the area?	Yes, at duly noticed public meetings of neighborhood association “boards” and in compliance with the Brown Act.

DEVELOPMENT APPLICATIONS

Date	Question	Answer
8/17	When would the zonings be voted on?	Earliest would be June 2006.
8/31	What is the definition of private versus public open space?	The difference is in the responsibility for maintenance.
8/31	What is the parkland requirement if we didn’t have this process?	96 units of existing traffic allocations would require 1 acre of raw parkland.
8/31 11/16	Why was Pleasant Hills retail dropped?	The developers dropped it because there was not a strong market for retail.
8/31	What is the square footage of the proposed units?	As this information becomes available from the developers, staff will add it to the website as part of the descriptions of the development applications.
8/31	If the City decides on a fire station at the Pleasant Hills location, would that come out of the open space allotment?	No.
8/31	Are there other applications currently under review?	No.

8/31	If an application was to be filed with respect to Evergreen*East Hills, would it be held up.	Yes, for residential projects that do not currently have traffic allocation or that are requesting to exceed their current allocation. The City Council reaffirmed this.
8/31	Why are there no specifications with respect to the Legacy property?	As staff receives more details on the Legacy proposal and other sites those details will be shared with the Task Force and public.
8/31	What is the Evergreen College site's east boundary?	Close to the existing athletic fields.
8/31	How can some campus industrial be preserved and Hitachi protected?	A developer's representative answered that right now the three properties are together and that carving out some industrial may lead to a "squabble" over how the remaining properties get developed.
8/31	What about the Salvation Army proposal?	This proposal is dead.
8/31	What happens to the existing 217 allocations on Arcadia?	The property owners will be required to pay off the current assessments on those 217 units of traffic allocation. The 217 units do not get added to the number of units that may be approved for Arcadia through EEHVS.
11/16	What is staff's perspective on the conceptual plans?	Staff is evaluating the plans now, particularly their relationship with existing neighborhoods, access, placement of parks, schools, etc.
11/16	How will Evergreen College address its future educational needs by developing its site?	The College's Master Plan provides for the ability to serve 20,000 students (currently serve 11,000). Additionally there is a lot of surface parking that could be converted to structured parking and additional school buildings if needed.
11/16	Is it appropriate to use Measure G money to build parking structures on Evergreen College?	Measure G money would be used to build classrooms not parking structures.

11/16	Does the proposed public library at the College take into account the new Tully branch library?	Yes. Both facilities are in the Branch Library Master Plan.
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ENVIRONMENTAL

Date	Question	Answer
8/17	Are there any environmental advocates on the panel, i.e., people with a focus on open-space?	Two or three seats on the task force were identified as members of the environmental community, including Planning Commissioner Bob Levy.
8/31	When will the EIR be done?	In late January/early February a Draft EIR should be available to the public.
10/19	How can the Task Force get an issue analyzed in the EIR?	Task Force members can attend the public “scoping” meetings and/or submit their comments at the 10/19 Task Force meeting. Staff examined each proposed issue or comment to determine whether it should be analyzed in the EIR.

AFFORDABLE HOUSING

Date	Question	Answer
8/17 8/31	What is the definition of “affordable housing”	The definition will be the Federal definition of what qualifies as affordable housing. See Housing Department website for income categories: www.sjhousing.org/data/eligible.html
8/17	Is the affordable housing to be maintained only in reference to the Evergreen*East Hills study area or to balance needs Citywide?	The affordable requirement is to apply to new units approved through this process.
8/31	Why isn’t affordable housing being shown on the Arcadia plan?	The developers are aware that they are required to provide affordable housing on this site because it is in a Redevelopment Project Area.
8/31	Can the Task Force be provided with an “Affordable Housing 101” summary document?	Yes. This is being prepared for a future Task Force meeting.
8/31	What are the tools for affordable housing?	The Affordable Housing 101 will identify typical affordable housing tools.

11/16	What is the percentage of teacher housing being provided?	No specific percentages have been identified. The Evergreen Valley College site may accommodate housing for teachers. It is possible that the developers of the other sites might participate.
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RETAIL STUDY

Date	Question	Answer
8/31	What is the study area for the retail analysis?	The retail study area encompassed and extended beyond the area east of Highway 101 and south of Story Road.
8/31	Why the 6% increase?	<i>Question unclear.</i>
8/31	Are medical offices included?	Yes, in the “small office” category.
8/31	Does the study give recommendations regarding specific areas?	Yes, see pages xii through xiv of the executive summary.
8/31	Are the specific areas more than the four “opportunity sites”? Is the Mirassou site considered?	Yes, the study considered an area larger than the four sites, but did not specifically analyze Mirassou (although Mirassou could be considered as absorbing the potential retail/commercial demand).
8/31	Is the study looking at attracting diverse services?	Yes, the study documents the demand for diverse services.
8/31	Are homes owner occupied or rented?	Predominantly owner occupied in the retail study area.
9/21	Is there commercially zoned property in the area that is not currently developed?	Staff is not aware of any commercially zoned sites that are not currently developed, other than a portion of Arcadia.
10/19	Provide more information on the cost of services for residential development in relation to the revenues needed from commercial development.	General information can be found in fiscal analysis completed in early 2004. See Planning Division website: http://www.sanjoseca.gov/planning under the heading, “Employment Lands Conversion Framework”.
10/19	How does Eastridge mall and its new tenants fit in with the retail study?	General Growth Properties began announcing some of the potential tenants at Eastridge Mall after the preparation of the Retail Study.

10/19	Why would the City want more retail than the amount being proposed by the developers?	The area is currently underserved by retail. There are few, well located sites that can accommodate significant/appropriate retail.
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TRADE-OFF ANALYSIS

Date	Question	Answer
8/31	Will trade-offs be discussed with respect to the transit-oriented development of Arcadia?	Yes.
8/31	Suggest adding a requirement of construction or an in-lieu fee for affordable housing.	This is being analyzed with the Trade-Off Analysis.
8/31	Where/how will schools be added to the Trade-Off Analysis?	Schools are not being analyzed as part of the Trade-Off analysis because schools are “non-negotiable” according to the Guiding Principles. The school districts are analyzing their needs and resources.
8/31	Is there a money starting point transportation improvements and amenities?	Yes. The Task Force binder contains information on estimated costs. (See 6-3-05 memo, Attachment 6).
8/31	Could there be a way to identify the negotiated portion of transportation improvements?	Yes. These are identified in Attachment 6 as Tier 1 and Tier 2.
8/31	Need clarification on transportation improvements and to look at not increasing traffic.	This will be discussed as the Task Force considers the draft updated Evergreen Development Policy.
8/31	There needs to be a clear definition of the amenities.	The amenities are included in the Task Force binder (see 6-3-05 memo, Attachment 5). The Task Force will discuss the amenities at its December meeting.
8/31	Will the development plans as submitted be analyzed?	Yes.
8/31	Transportation improvements and amenities should be split and should be non-negotiable.	Route 101 and required mitigations are non-negotiable. Additional transportation investments and amenities are negotiable. The Task Force will have input on the priority of the negotiable items at the March 15 th Task Force meeting.

8/31	Office/small office development potential should be added, possibly as a sub-item under the retail development potential.	This is included in the Retail Study, which showed demand for office.
8/31	Owning versus renting residential property should be a key variable. Evergreen is currently not in balance; there needs to be more rental property available.	Affordable housing is typically provided as rental units. As the developers refine their proposals, the Task Force will have an opportunity to inquire specifically about affordable rental and ownership opportunities.
8/31	How does potential development in Coyote Valley, Edenvale and other areas impact the Evergreen*East Hills area? What impact will more development elsewhere have on freeway interchanges in the Evergreen area?	The EIR for EEHVS includes analysis of potential cumulative impacts of potential development in other areas.
8/31	With respect to Key Variable No. 4 (Industrial Land Retention Options): Is industrial development factored in the traffic impacts?	Yes, one scenario being studied is the “no project”, which would retain the campus industrial.

SCHOOLS

Date	Question	Answer
8/31	Why is there no schools designation with respect to the Arcadia Property? The Berg figure for school seems low.	The Arcadia property owner is not proposing a school. School issues will continue to be evaluated and are tentatively scheduled to be discussed at the March 15 th Task Force meeting.
8/31	With respect to reserving space for schools, does this include space for a high school? Does land need to be reserved now?	None of the developers of the opportunity sites are proposing to reserve land for a new high school.
8/31	When do schools get built compared to housing?	School districts determine when schools are needed in light of demographic projections and new development.
8/31	Is the school assessment study being done?	Each school district will have the opportunity to present their needs to the Task Force.
9/21	Regarding the Evergreen Elementary school site at Arcadia, is a combination at the middle school site possible?	Yes, reconfiguration of the current middle school is possible.

10/19	Can the school districts negotiate joint uses?	Yes.
11/16	Is a new elementary school required on the Arcadia property? Would it be built as part of EEHVS?	The Evergreen School District is evaluating their school needs.
11/16	Is there a proposed high school?	No, not at this time.
11/16	How will EEHVS accommodate high school students?	East Side Union High School District is convening a working group of interested persons on this issue.

AMENITIES AND TRANSPORTATION INVESTMENTS

Date	Question	Answer
8/31	How are the amenities getting picked and funded?	The former Task Force identified an initial list of amenities. The current Task Force is scheduled to prioritize the amenity list at the proposed March 15 th Task Force meeting.
8/31	Is the money that is saved on one amenity going to an amenity on a different site?	Yes. The goal is to deliver as many amenities as possible.
8/31	Why is a new high school not shown on the amenities list?	Schools are considered a “need” not an amenity. Future lists will have a footnote to that effect.
10/19	How much will developers pay for amenities and transportation improvements? Has the developer’s contribution been scaled back?	The total amount discussed to date is \$235 million. Early in the old EVP process, the developers offered \$250 million.
10/19	How will development and construction of improvements and amenities be phased?	Proposed phasing options are contained in the Draft Evergreen Development Policy, discussed at the 10/19 Task Force meeting.
10/19	How do cost estimates deal with cost increases?	The estimates are in 2005 dollars. The Task Force will discuss this issue as it considers the draft update of the Evergreen Development Policy.
10/19	Will there be adequate safeguards to ensure operation and maintenance funding will be available for amenities?	Operations and maintenance are currently not part of the proposed Evergreen Development Policy. This issue could be part of the Evergreen Development Policy.

10/19	What are the specific amenities being proposed and how much will they cost?	The amenities and estimated costs are included in the Task Force binder (see 6-3-05 memo, Attachment 5).
10/19	What does, “grants to schools or renovate neighborhood parks” mean?	The City partners with schools to provide community recreation needs. Grants could provide funding necessary to improve recreation facilities at schools. EEHVS could be a funding source for renovation of neighborhood parks.
11/16	If the amenities list changes, would the proposed development change?	The developers have proposed projects that would deliver the amenities defined to date. The developers have not indicated how their proposals might change in light of amenities.
11/16	What amenities would there be with lower density development?	The Trade-Off analysis results would help answer this question in January 2006.
11/16	How will the SNI planning process affect the EEHVS?	The SNI plans are an input to the EEHVS. Some SNI improvements are not funded and EEHVS is a potential funding source.

TRAFFIC

Date	Question	Answer
9/21	Other than the intersections shown on the preliminary traffic study results, were other roads studied? Was removing HOV lanes considered?	Yes, many intersections were studied, see materials from Traffic Analysis Workshop and distributed at the November Task Force meeting. Yes, the HOV lanes are assumed to be removed in the analysis (worse case).
9/21	What are the “Approved Improvements” shown on the preliminary traffic study results handout?	The approved development includes existing and approved but not developed projects as well as changes to roadways as a result of the light rail project.
9/21	Traffic is terrible today; what is the volume to capacity ratio?	The ratio will be included in the Draft EIR for EEHVS.
9/21	Is there a study planned to look at White Road?	The transportation analysis in the EIR looks at White Road as well as other major and minor roadways.
9/21	Does the background include Edenvale?	Yes.

9/21	E and F represent heavy traffic?	Yes.
9/21	Is the Evergreen Policy more strict than the City's Level of Service Policy?	The impact criteria is different; it is tighter than the citywide criteria.
9/21	Is the Coyote Valley EIR taken into account?	Yes, as well as other projects which might affect the Evergreen*East Hills area.
9/21	Describe the "snapshot" of traffic.	The snapshot is of the worst hours of traffic, the morning and afternoon peak traffic hours.
9/21	Positive and negative impacts of weekend traffic should be looked at; Saturday is as bad as a Friday now. What would it take to include weekend traffic in the study?	It would be difficult. The database of traffic flows is limited and the City of San José does not maintain weekend traffic information.
9/21	Compared to the morning and afternoon peak during the week, how would weekend change things?	The worst traffic is in the morning between 7:00 a.m. and 9:00 a.m. and in the afternoon between 4:00 p.m. and 6:00 p.m. Staff is considering the collection of weekend data to compare to the weekday peaks.
10/19	Provide more details of the proposed transportation improvements.	The Task Force binder contains information on transportation investments. (See 6-3-05 memo, Attachment 6).

EVERGREEN DEVELOPMENT POLICY

Date	Question	Answer
9/21	On page 11 of the 1 st Draft Development Policy, it states that the additional analysis of traffic impacts is not anticipated to be necessary; does that really mean no more analysis?	Yes, if future development is consistent with the final Development Policy. However, site-specific operational traffic studies may still be required.
9/21	Is the Capitol corridor eligible for "protected intersection" status under the new Policy?	Protection of intersections is a City Council decision, and depending on the timing of light rail, some intersections may be eligible.
9/21	Where is the traffic study?	The traffic study will be part of the Draft Environmental Impact Report, expected to be available late January/early February 2006.

9/21	Are the community amenities in the development policy set in stone?	No. The City Council will be the ultimate decision makers based on staff and task force input. This proposed Evergreen Development Policy is a first draft for discussion purposes.
9/21	Is staff available for “off-line” discussions?	Andrew Crabtree is the contact person and is available for discussions concerning the draft development policy. Comments can be sent via e-mail to: Andrew.Crabtree@sanjoseca.gov Any input will be shared with the Task Force and public.
10/19	Why are traffic impact fees only imposed on residential uses?	Residential uses have greater traffic impacts, particularly during peak hours.
10/19	Which properties will develop first? What amenities are proposed on those properties?	The developers will decide which properties develop first. At the November Task Force meeting, some amenities were proposed for the four opportunity sites.
10/19	In addition to developer funding are there other sources of funding for transportation improvements and amenities?	Some amenities have partial funding from other sources (e.g., capital bond program, taxes, etc.).
10/19	How is the updated EDP designed to respond to changes?	The Policy proposes an “Implementation” approach. The Task Force has an opportunity to provide specific guidance on how to respond to “changes” when it considers revised drafts in 2006.